Sherry FitzGerald

For Sale

Asking Price:

€695,000

Chara House
Scarnagh Lower
Coolgreany
Co Wexford
Y25WT73

BER B3

sherryfitz.ie

Set in the peaceful countryside of Scarnagh Lower, this impressive, detached residence enjoys a wonderfully private setting while remaining just minutes from Arklow town. Surrounded by rolling green landscape and mature countryside, the property offers an exceptional balance of rural living with outstanding convenience.

The location is highly accessible, with the M11 motorway just a short drive away, providing direct links to Dublin and the South East. Arklow town is within easy reach, offering a full range of schools, shops, cafés, restaurants and leisure amenities, while Gorey is also conveniently accessible for further retail and lifestyle options.

For coastal living, a selection of beautiful beaches close by, offering long sandy stretches, scenic walks and excellent outdoor recreation.

This is a substantial and beautifully maintained family home, set on approximately 2.2 acres of mature grounds. The property is designed with both comfort and lifestyle in mind, offering generous accommodation throughout and superb outdoor space that flows naturally from the home. The setting is private, quiet, and ideal for those seeking space, fresh air, and a relaxed countryside lifestyle without sacrificing convenience.

Accommodation

Entrance Hall 6.26m x 5.98m (20'6" x 19'7"): A bright and welcoming entrance hall with high ceilings, tiled flooring, and staircase to first floor, setting the tone for the spacious accommodation throughout.

Kitchen Dining Room 10.15m x 4.85m (33'4" x 15'11"): A generous Andrew Ryan bespoke kitchen and dining space with timber flooring, fitted units at floor and eye level, and a large central island ideal for casual dining. The dining area to the front features an open fireplace with tiled hearth and marble surround, creating a warm and inviting focal point.

Utility Room 3.79m x 2.06m (12'5" x 6'9"): Located off the kitchen with a tiled floor, plumbing for washing machine and drier with door to rear and additional storage units.

Sunroom 3.62m x 2.54m (11'11" x 8'4"): A light-filled sunroom with timber flooring, offering a relaxed living space ideal for year-round use. French doors open directly to the rear patio, creating seamless indoor-outdoor flow for entertaining and family living.

Bathroom 3.74m x 2.50m (12'3" x 8'2"): Fully tiled bathroom with walk-in shower, jacuzzi bath with shower attachment, WC, WHB, and bidet, finished to a high standard.

Bedroom 5 4.86m x 4.15m (15'11" x 13'7"): A spacious double bedroom with timber flooring, bright and well-proportioned, suitable for guests or flexible use.

Living Room 5.87m x 4.86m (19'3" x 15'11"): A substantial front-facing reception room with herringbone flooring, built-in storage units, and an open fireplace with marble surround. A bright and elegant space overlooking the front garden.

Landing 6.15m x 3.50m (20'2" x 11'6"): A large and bright landing area with carpet flooring and airing cupboard, giving access to all first-floor accommodation.

Bedroom 1 7.12m x 4.56m (23'4" x 15'): A spacious and bright master bedroom with walk-in wardrobe and private ensuite bathroom.

Ensuite 2.93m x 2.08m (9'7" x 6'10"): Tiled flooring and part-tiled walls with WC, WHB, and shower.

Walk-in Wardrobe 2.93m x 1.92m (9'7" x 6'4"):

Bedroom 3 4.73m x 3.91m (15'6" x 12'10"): A generous double bedroom with laminate flooring, built-in wardrobes, and private ensuite.

Ensuite 3.53m x 1.01m (11'7" x 3'4"): Tiled flooring and part-tiled walls, WC, WHB, and shower cubicle.

Bedroom 4 5.00m x 4.40m (16'5" x 14'5"): A double bedroom with built-in wardrobes and excellent natural light.

Bedroom 2 4.38m x 3.15m (14'4" x 10'4"): A large double bedroom to the rear of the property with built-in wardrobes and views over the gardens and paddock area.

Shower Room 3.23m x 2.19m (10'7" x 7'2"): Well-appointed bathroom with tiled flooring, double wash basins, WC, and large walk-in shower.

Outside The outdoor space is a standout feature of this property, offering both scale and versatility. The electric gated entrance opens onto a sweeping gravel driveway framed by mature hedging and landscaped lawns, creating a private and welcoming approach. The gardens are well maintained and enjoy a strong sense of seclusion, with established planting, trees, and open green areas throughout. The south-facing orientation ensures excellent natural light across the grounds.

Garden

The outdoor space is a standout feature of this property, offering both scale and versatility. The electric gated entrance opens onto a sweeping gravel driveway framed by mature hedging and landscaped lawns.

BER BER B3, BER No. 115605081

Special Features

- South-facing detached residence
- Electric gated entrance with sweeping driveway
- Approx. 2.2 acres of mature grounds
- Close to Arklow, Gorey, M11 motorway and beaches
- A superb family home offering space, privacy, and an outstanding countryside setting just minutes from town and coast.

Services

- Oil fired central heating
- Own Septic tank
- Mains water with additional well supply available

Directions

Eircode is Y25WT73

Total area: approx. 288.4 sq. metres

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CONDITIONS TO BE NOTED: *A full copy of our general brochure conditions can be viewed on our website at http://www.sherryfitz.ie/terms, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.*
PSRA Registration No. 002183